



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 311.0 ACRES FOR REZONING SITE IN CHARLOTTE ETJ

TAX PARCEL #S: 029-591-05, 029-591-03, 029-591-04, 029-581-21, 029-581-15, 029-581-03, 029-581-110 AND 029-181-10

EXISTING ZONING: CC

PROPOSED ZONING: I-1(CD) & R-22MF(CD), FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (II) THE R-22MF ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED R-22MF(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

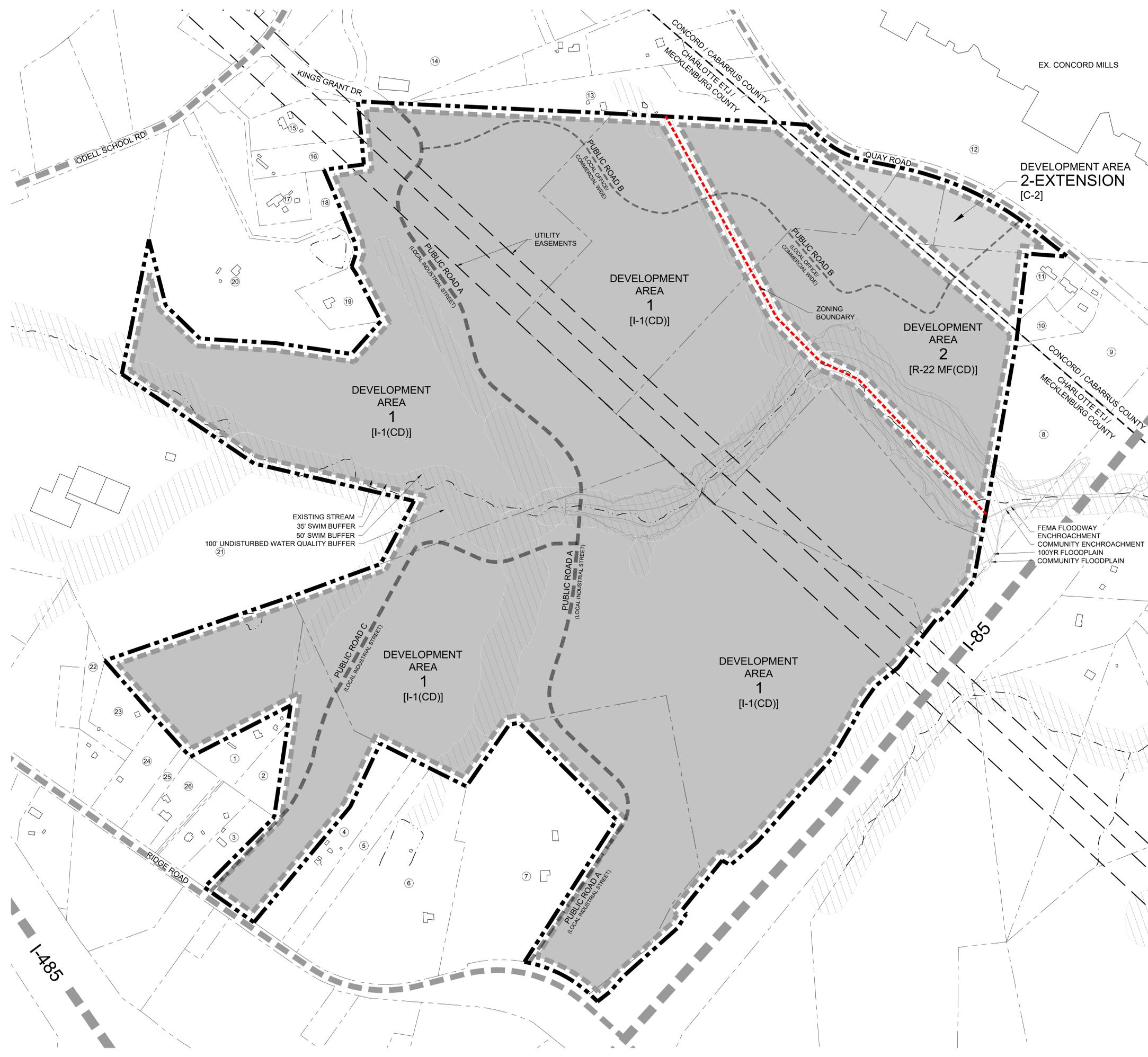
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO 2.75 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

B. WITHIN THE R-22MF(CD) ZONING DISTRICT, UP TO 488 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). [NOTE FOR INFORMATION: ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 10.42 ACRE ADJACENT PARCEL WITHIN CONCORD FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS]

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED I-1(CD) BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE. IN THE AREA ZONED R-22MF(CD) ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET.

PARKING: AS REQUIRED BY THE ORDINANCE.



NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21

NO.	DATE	DESCRIPTION	BY	CHKD
1	08/27/21	REVISION	JVK	JJK
2	09/02/21	REVISION	JVK	JJK
3	09/02/21	REVISION	JVK	JJK
4	09/02/21	REVISION	JVK	JJK
5	09/02/21	REVISION	JVK	JJK
6	09/02/21	REVISION	JVK	JJK
7	09/02/21	REVISION	JVK	JJK
8	09/02/21	REVISION	JVK	JJK
9	09/02/21	REVISION	JVK	JJK
10	09/02/21	REVISION	JVK	JJK
11	09/02/21	REVISION	JVK	JJK
12	09/02/21	REVISION	JVK	JJK
13	09/02/21	REVISION	JVK	JJK
14	09/02/21	REVISION	JVK	JJK
15	09/02/21	REVISION	JVK	JJK
16	09/02/21	REVISION	JVK	JJK
17	09/02/21	REVISION	JVK	JJK
18	09/02/21	REVISION	JVK	JJK
19	09/02/21	REVISION	JVK	JJK
20	09/02/21	REVISION	JVK	JJK
21	09/02/21	REVISION	JVK	JJK
22	09/02/21	REVISION	JVK	JJK
23	09/02/21	REVISION	JVK	JJK
24	09/02/21	REVISION	JVK	JJK
25	09/02/21	REVISION	JVK	JJK
26	09/02/21	REVISION	JVK	JJK

KINGS GRANT

CHARLOTTE, NC
REZONING
#2021-028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21

DESIGNED BY: JVK
DRAWN BY: JJK
CHECKED BY: KST



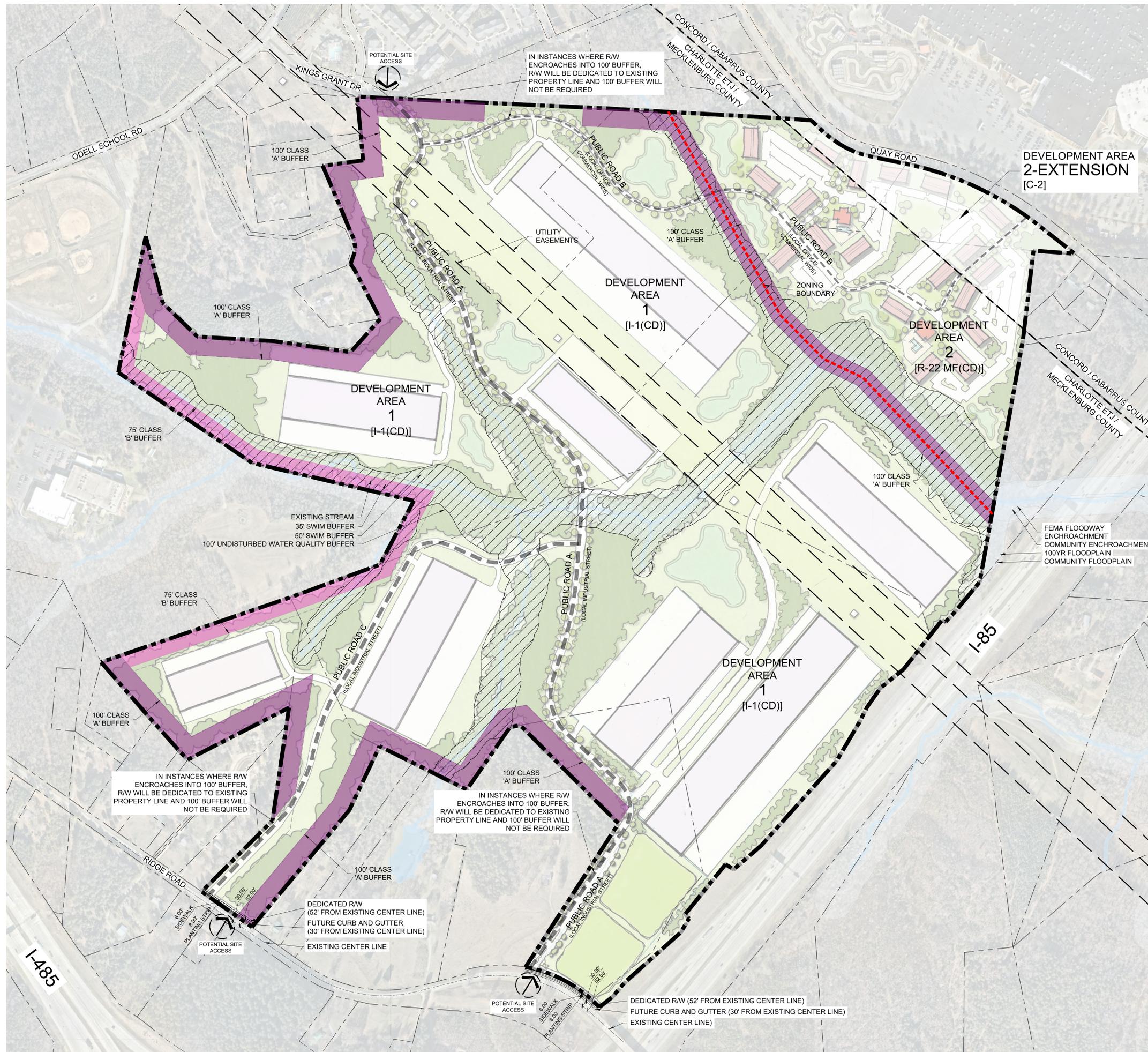
TECHNICAL DATA

SHEET NUMBER

RZ-1

BUFFER LEGEND

- 100' CLASS 'A' BUFFER
- 75' CLASS 'B' BUFFER
- POTENTIAL TREE SAVE/
OPEN SPACE



REVISION

SCALE

PROJECT

KINGS GRANT

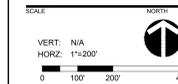
CHARLOTTE, NC
REZONING
#2021-028

DESIGNER PROJECT # 1020184

REVISION / ISSUANCE

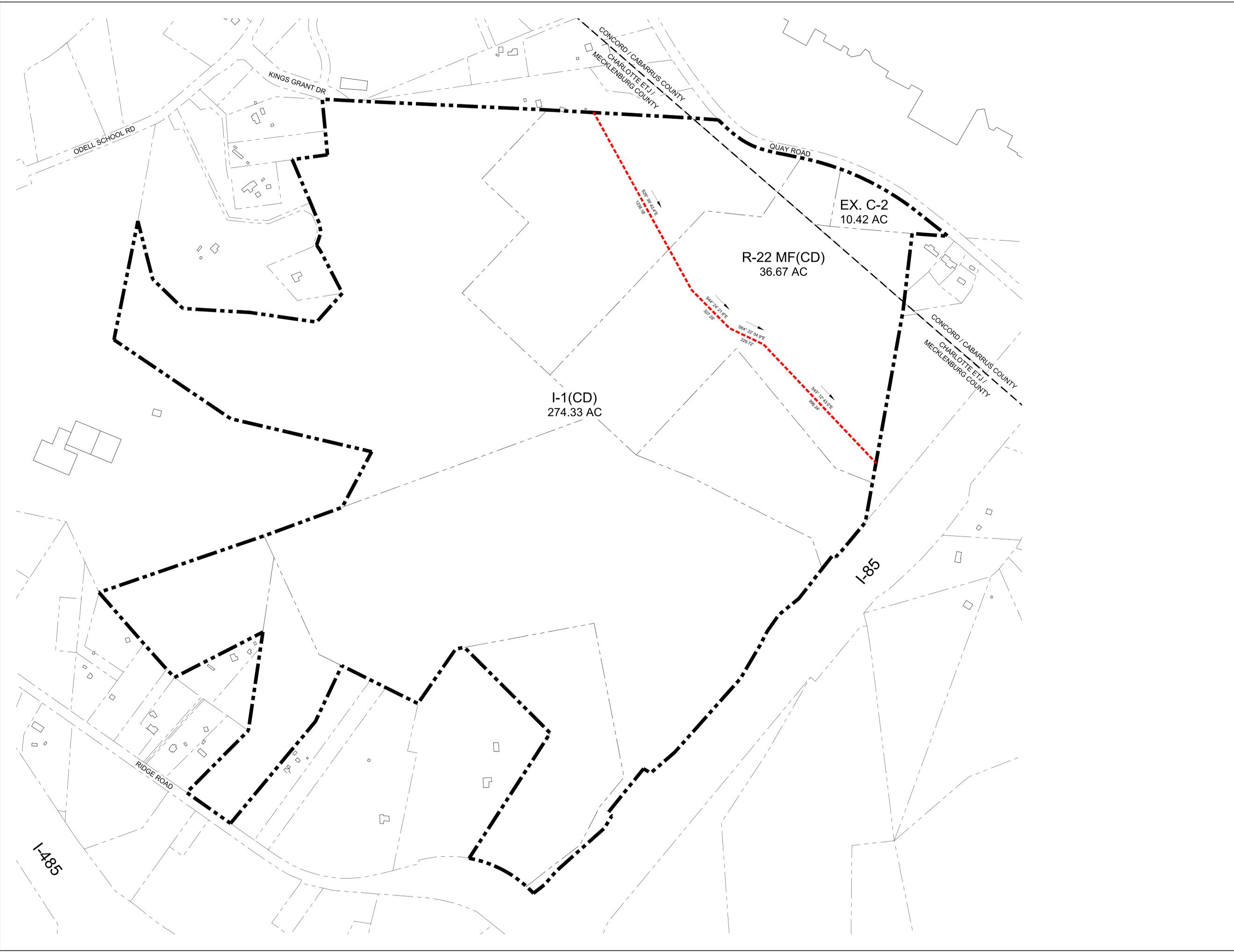
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21

DESIGNED BY: JJK
DRAWN BY: JJK
CHECKED BY: KST



PROPOSED BUFFERS

SHEET NUMBER
RZ-3



KEY MAP

SEAL

PROJECT

KINGS GRANT

CHARLOTTE, NC
 REZONING
 #2021-028

DESIGN PROJECT # 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21

DESIGNED BY: JJK
 DRAWN BY: JJK
 CHECKED BY: KST

SCALE
 VERT: N/A
 HORZ: 1"=200'

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-4

